

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 98a St Georges Road, Toorak Vic 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$3,975,000

Median sale price

Median price \$955,000 House Unit X Suburb Toorak

Period - From 01/01/2017 to 31/12/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/12 Millicent Av TOORAK 3142	\$4,117,500	08/11/2017
2	132/14 Lascelles Av TOORAK 3142	\$4,110,000	27/10/2017
3	1/51 Mathoura Rd TOORAK 3142	\$4,000,000	29/10/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$3,975,000
Median Unit Price
Year ending December 2017: \$955,000

Comparable Properties



2/12 Millicent Av TOORAK 3142 (VG)

Agent Comments

- - -

Price: \$4,117,500
Method: Sale
Date: 08/11/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

132/14 Lascelles Av TOORAK 3142 (REI)

Agent Comments

3 3 2

Price: \$4,110,000
Method: Private Sale
Date: 27/10/2017
Rooms: -
Property Type: Apartment



1/51 Mathoura Rd TOORAK 3142 (VG)

Agent Comments

3 - -

Price: \$4,000,000
Method: Sale
Date: 29/10/2017
Rooms: -
Property Type: Strata Unit/Flat